

## **City of Vaughan Comprehensive Zoning By-law Review**

Video script: Presentation of the Third Draft Zoning By-law (presentation dated October 14, 2020)

### **1. Title slide**

- a. Thank you for tuning into this video. This video is a presentation of the Third Draft version of the new City of Vaughan Comprehensive Zoning By-law. This presentation was delivered at a virtual public open house on October 14, 2020. My name is Bobby Gauthier and I am a Senior Project Manager at WSP. The City of Vaughan retained WSP in association with Brook McIlroy to conduct the Zoning By-law Review process. We are very excited to present the Third Draft version of the zoning By-law.

### **2. Outline**

- a. The presentation consists of 4 sections. In the first section, I will provide a general overview of the zoning by-law review process, the purpose of the process, and the work that has been conducted to date. In the second section, I will provide a review of the proposed Zoning By-law, its structure and how it works. In the third section, I will review the most recent changes to the Zoning By-law. Finally, I will close the presentation with next steps and a summary of how residents and interested persons can provide input.

### **3. Section 1: General Overview of the Process**

- a. This is the first section of the presentation. This includes a review of the purpose of the Zoning by-law Review, an overview of the project timeline; and a summary of the consultation activities that have occurred to date.

### **4. Purpose of the Zoning By-law Review**

- a. The purpose of the Zoning By-law Review is to develop a new comprehensive Zoning By-law for the City of Vaughan. The Zoning By-law is a key planning tool that regulates land and building use, building height, character, setbacks, massing, parking and loading, and many other matters, throughout the City. The Zoning By-law applies to all lands in the City of Vaughan. Currently, the City is regulated by a zoning by-law that was completed in 1988. While the By-law has been amended many times over the years, this is the first thorough review and update to the City's zoning since that by-law came into effect.
- b. A key purpose of the Zoning by-law Review is to implement the City of Vaughan's Official Plan, dated 2010. The Official Plan contains a vision and policies that guide land use, growth and change over the coming decades. The Official Plan is a high level document that generally describes expectations for development, permitted uses and built form. The zoning by-law is a key vehicle to implement the Official Plan, because it translates the policies into detailed regulations. In order to meet the requirements of the Ontario Planning Act, which is Provincial law, we must review the zoning to ensure it is aligned with the Official Plan's policies.

- c. The Zoning By-law Review is also an opportunity to modernize the provisions and standards in the by-law. Since the current zoning by-law is dated to 1988, many of its standards reflect outdated building practices and do not address more contemporary planning issues. As such, this review represents an opportunity to modernize the standards.
- d. Finally, the new Zoning By-law must adhere to the key principles and recommendations of the Zoning Strategy Report. The Zoning Strategy Report is a background document that was produced in the first phase of the Zoning By-law Review process. The document contains a series of key principles that have guided this process. This includes, for example, ensuring the By-law is modern and easy to use; that the By-law implements the Official Plan; and other stated principles.

## **5. Project Timelines**

- a. The Zoning By-law review process was initiated in 2017. The Zoning Strategy Report was completed in 2018, representing the conclusion of Phase 1. Phase 2 has been underway since Spring 2018. In that time, three versions of the Zoning By-law have been made available for comment and review. The First Draft Zoning By-law was released in April 2019. The Second Draft was released in March 2020. The third draft is being presented today. Each iteration of the By-law has encompassed a range of refinements to address comments and input from a wide range of residents and stakeholders. The passing of the new Zoning By-law is targeted for the end of 2020.

## **6. What has been done to date**

- a. Work on the project has included a range of deliverables and a wide variety of consultation activities. A project website is set up at [zonevaughan.ca](http://zonevaughan.ca) where residents can download all of the presentation materials and draft by-laws produced throughout the process. There is also an interactive map which can accept comments on the proposed and existing zoning. Several rounds of Ward-based open houses have been conducted, including open houses for the Zoning Strategy Report; the first Draft ZBL and the second Draft ZBL. Each ward-based open house included 5 open house events held throughout the City. Next, a stakeholder advisory group, consisting of various industry representatives and government agency representatives has been providing technical input and guidance throughout the process. Finally, the consultation activities included pop-up booths at local locations and events in Vaughan to try to reach people in the community.

## **7. What we heard**

- a. This slide summarizes some of the feedback we have received. Thus far, there have been numerous written comments, but this is a summary of some of the common items we have heard. First, we have heard a positive reaction towards the amount of engagement and transparency in the process. We also heard the importance of maintaining residential neighbourhood character in Vaughan, and we have heard supportive messages about the approaches taken in the Zoning By-law to meet this objective. We have also received various specific comments

on a range of other matters, such as the zoning in the core areas of Woodbridge, Maple and Kleinberg; comments regarding how development applications that are currently in process will be transitioned; and finally, we have received comments about the need to modernize the City's parking standards.

## **8. Section 2: Structure of the Zoning By-law**

- a. The second section of the presentation provides an overview of the Third Draft Zoning By-law and how it works.

## **9. Structure**

- a. The new Zoning by-law for Vaughan consists of a text document as well as a series of maps. With respect to the text, the first 3 sections of the By-law provide provisions regarding how the By-law is to be administered and interpreted. The administration provisions of the By-law address matters such as enforcement and continuation of legal existing uses. Section 2 identifies the various zone classifications that apply across the City, and explains the different schedules attached to the By-law. Section 3 includes the definitions which are an essential part of reading and interpreting the Zoning By-law. Many of the technical terms used in the By-law are defined and the definitions ensure that terms will be interpreted consistently. Parts 4 through 6 of the By-law provide provisions that apply to all zones. Section 4 includes general provisions, addressing matters such as requirements for accessory uses. Section 5 includes provisions that are applicable to only certain uses of land and buildings, like home occupations. Section 6 sets out the parking and loading standards, including setting out the number of parking spaces that are required in conjunction with development.

## **10. Structure**

- a. Parts 7 - 13 of the By-law include the provisions for the various zone categories. This includes the list of uses that are permitted in each zone as well as standards like setbacks, building height, and so on, that are applicable to each zone.
- b. Part 14 of the By-law addresses the provisions for site-specific exception zones. Certain properties or areas of land in the City have special provisions that were passed through an amendment. These Exception zones are contained in Part 14.
- c. Finally, Part 15 addresses the provisions for enacting the new By-law.

## **11. Maps and Schedules**

- a. The maps and schedules are a key part of the Zoning By-law. Schedule A shows the zone mapping. All lands in the City are subject to a zone category which is shown on Schedule A. The provisions that apply to the land are included in the applicable zone category under Parts 7 through 13.
- b. A series of other schedules are also attached to the By-law. These are the B-schedules. The B-schedules illustrate the applicability of certain requirements in the general provisions or zone provisions of the by-law. For example, lands in the Vaughan Metropolitan Centre are subject to the features and associated provisions shown on Schedule B-1. The applicability of the B schedules will vary by location and will only apply in certain circumstances. The reader should

confirm which provisions and schedules are applicable to their project or property.

## **12. Section 3: Third Draft - what has changed?**

- a. The third section of the presentation provides a summary of some of the key changes made to the Third Draft Zoning By-law. The purpose of today's open house is to introduce the Third Draft zoning By-law. The Third Draft was based on the second draft, and it addresses a wide range of refinements to address recent comments from stakeholders in the process.

## **13. Third draft - what has changed? (1)**

- a. First, there have been a range of improvements to the by-law to improve formatting consistency and clarity. This includes new descriptions of zone categories; there are also notations included throughout the By-law to provide supplementary information. Finally, improvements to document wayfinding have been addressed to respond to feedback received.

## **14. Third draft - what has changed? (2)**

- a. Second, we have made a range of refinements to the first 3 parts of the By-law. This includes refinements to transitional provisions and applications in process and some further refinements to the administrative provisions and defined terms.

## **15. Third draft - what has changed? (3)**

- a. Next, further refinements were made to Parts 4 and 5 of the By-law, including refinements to improve clarity and ensure the provisions will be applied and interpreted as intended. Some refinements to the clarity of the Oak Ridges Moraine and provisions for residential landscaping were addressed.

## **16. Third draft - what has changed? (4)**

- a. A range of improvements to the parking and loading requirements have been made, including responding to a wide range of feedback to ensure the provisions are functioning as intended and that the parking rates are both appropriate to Vaughan's context while facilitating a progressive approach to regulating parking. Loading space requirements and bicycle parking rates have also been refined.

## **17. Third draft - what has changed? (5)**

- a. In terms of the zones, a modest expansion of permitted uses in Mixed Use zones has been made to ensure alignment with the Official Plan.

## **18. Third draft - what has changed? (6)**

- a. Next, some improvements to the Open Space and Parkway Belt zone categories has been made to ensure greater alignment with the Official Plan's land use designations.

## **19. Third draft - what has changed? (7)**

- a. A significant new aspect of the Third Draft ZBL is the inclusion of the site-specific exception zones. There are nearly 1,500 exception zones in the City. Each of these zones was reviewed and re-integrated into a more consistent template.

These zones are included in Part 14 of the By-law and are shown on Schedule A. Each site-specific zone was reviewed and updated to ensure greater alignment with the terminology and approach used in the parent Zoning By-law. There has been an extraordinary amount of work that has gone into this and what has emerged is a much more streamlined approach to administering these exception zones. The review of the exceptions has also resulted in some minor improvements to the parent zones.

#### **20. Third draft - what has changed? (8)**

- a. This slide illustrates what the exception zones look like before the current zoning, as shown on the left, and in the new by-law on the right. The new template includes additional header information to help with wayfinding. The provisions are also organized more consistently under subheadings and to follow a more consistent writing style and format.

#### **21. Section 5: Next Steps**

- a. The final section of the presentation identifies the next steps in the Zoning By-law Review process.

#### **22. Next Steps**

- a. The Third Draft Zoning By-law is now available for download and review at [zonevaughan.ca](http://zonevaughan.ca). We encourage your comments. You may submit comments online or via email.
- b. A statutory public meeting is scheduled for October 29, 2020. This will be an opportunity for us to hear directly from residents with members of Council.
- c. The final Zoning By-law will be presented to Council in the coming weeks after the statutory public meeting. The timing will depend in part on the number of comments received.

#### **23. Stay Informed and Provide Feedback**

- a. Please visit [zonevaughan.ca](http://zonevaughan.ca) to download all of the materials produced through this process. Please contact the City using the information provided on the slide should you wish to provide questions or comments.
- b. Thank you for tuning into this video. We look forward to your input on the Third Draft City of Vaughan Zoning By-law.